



Henacre Road, Kingsbridge
Kingsbridge

£299,950

The Property

A beautifully presented and much-improved two double bedroom home, tucked away within easy walking distance of Kingsbridge town centre and enjoying a lovely south-facing garden with countryside views beyond.

Enter through a porch with a radiator and power

The property has been extended and enhanced to create a surprisingly spacious and versatile home. At its heart is a generous kitchen/dining room. The kitchen dining room has a separate larder and utility room which houses the solar panel controls with bifold door opening directly onto the garden and impressive Mediterranean-style sun terrace and garden. The separate sitting room features a wood-burning stove and flows through to a substantial conservatory, with bi-fold doors creating a wonderful connection between the house and outside space.

Also on the ground floor the bathroom has a bath with gas powered shower over and there is a gas and electric radiator and cabinets for storage.

Upstairs are two good-sized double bedrooms, both enjoying views to the rear, with the principal bedroom also benefiting from an en-suite WC and two freestanding wardrobes which will remain.

Outside is a real highlight. The south-facing garden has been thoughtfully designed with a large decked entertaining area, partly covered to create an outdoor room that's ideal for dining and relaxing throughout much of the year. Steps lead down through further seating and planted areas to a substantial block-built workshop with power and light.

To the front is off-road parking with an EV charging point, while solar panels add to the home's practical credentials.

A really individual home combining generous accommodation, excellent outside space and a convenient position close to both the town and surrounding countryside.





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric. Gas Central Heating and woodburning stove. Owned solar panels on the roof. EV charged installed.

EPC Rating: C

Council Tax: Band C

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone for rivers and sea. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.



Viewings strictly by appointment only with Kingsbridge Estate Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kingsbridge - Sales

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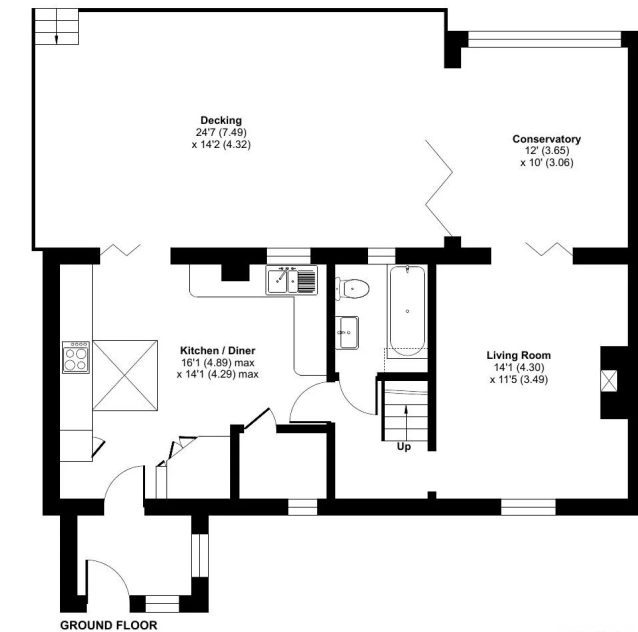
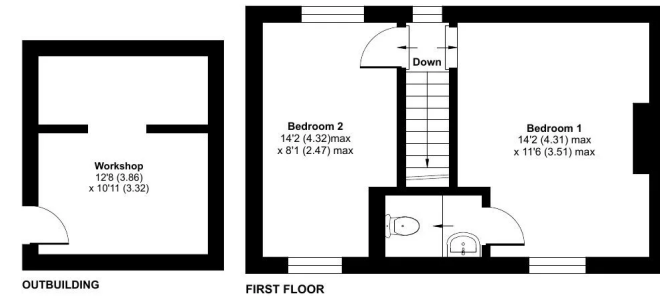
Henacre Road, Kingsbridge, TQ7

Approximate Area = 978 sq ft / 90.8 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 1116 sq ft / 103.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1513479



Disclaimer:

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.